

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: M
Location: 4004-4008 Primrose Avenue (East side of Primrose Avenue between Princess Road and Prince Road)

Applicant: Wiley A. Sykes, Jr.
Owner: Wiley A. Sykes, Jr.

From: RS-12
To: RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	4
Net Density	5 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	0.92
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential / Undeveloped	RS-12 / RS-9
<i>South</i>	Single Family Residential	RS-12
<i>East</i>	Single Family Residential	RS-12
<i>West</i>	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Primrose Avenue – Collector Street.
Site Access	Residential driveways.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lake Jeanette water supply watershed
Floodplains	N/A
Streams	N/A
Other	Residential single family dwelling on an individual zone lot is exempt from Stormwater (Sec 27-22) and Watershed regulations (Sec 30-7). Any other type of development will require a State approved device to treat existing and proposed BUA.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) categorized this area in the Braxton Lane East to Bell Orchard Drive Sub-Corridor. In general, a recommendation for this sub-corridor was that the residential nature and mix of single family and multifamily housing should be maintained, as should the diversity of housing values.

Other Plans: N/A

STAFF COMMENTS

Planning: The lot abutting the subject property on its north side was rezoned from RS-12 to RS-9 by the Zoning Commission on December 12, 2005.

A 1.4 acre tract on the north side of Prince Road was rezoned from RS-12 to RS-7 by the Zoning Commission in May 2003. A 0.6 acre parcel on the south side of Prince Road was rezoned by the Zoning Commission to RS-7 in September 2003.

This area is classified as Moderate Residential on the Generalized Future Land Use Map and the RS-7 zoning district comes closer to achieving that density than the existing RS-12.

Approval of this request would result in the opportunity for four additional single family dwellings to be built in this neighborhood.

This request is consistent with Connections 2025 policies for promoting mixed income neighborhoods and promoting the diversification of new housing stock to meet the needs of all citizens for affordable housing.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.